

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED
OTHERWISE**

**AGENDA
CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
TUESDAY JUNE 6, 2006
12:00 PM**

**DAVID STEINMAN – CHAIRMAN
RONNI COUNCIL – VICE-CHAIRMAN
SAM DUNNAM
JEFF GALE
ANDREA ALLRED**

**CALL TO ORDER: CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES CENTER—731 SOUTH FOURTH STREET
CONFERENCE ROOM 2B**

ANNOUNCEMENT: COMPLIANCE WITH THE OPEN MEETING LAW

NOTICE: THIS MEETING HAS BEEN PROPERLY NOTICED AT THE FOLLOWING LOCATIONS:

**CITY CLERK'S BULLETIN BOARD, CITY HALL PLAZA, 2ND FLOOR SKYBRIDGE
BULLETIN BOARD, CITY HALL PLAZA (NEXT DOOR TO METRO RECORDS)
DEVELOPMENT SERVICES CENTER, 731 SOUTH FOURTH STREET
LAS VEGAS LIBRARY, 833 LAS VEGAS BOULEVARD NORTH
CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY
GRANT SAWYER BUILDING, 555 E. WASHINGTON AVENUE**

ITEM 1: APPROVAL OF APRIL 4, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-13764 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC
HEARING - APPLICANT/OWNER: MONTICITO MARKETPLACE, LLC -
REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED MASTER SIGN
PLAN (CHR-0019-05), TO ADD AN ADDITIONAL 24' PYLON SIGN AND AN
ARRIVAL STATEMENT WALL SIGN ADJACENT TO THE EAST SIDE OF
DURANGO DRIVE, APPROXIMATELY 1200 FEET SOUTH OF ELKHORN
ROAD (APN 125-20-510-019), PD (PLANNED DEVELOPMENT) ZONE, WARD
6 (ROSS).**

**ITEM 3: FOR DISCUSSION ONLY: REVIEW AND COMMENT ON THE PROPOSED
REVISIONS TO THE TOWN CENTER SIGN DEVELOPMENT STANDARDS.**

ITEM 4: CITIZENS PARTICIPATION

ITEM 5: SET NEXT MEETING DATE/ADJORNMENT

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE NO SUBJECT MAY BE ACTED UPON BY THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the Planning and Development Department at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**Las Vegas City Council
Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilwoman Lois Tarkanian, Ward 1
Councilman Steve Wolfson, Ward 2
Councilman Steven D. Ross, Ward 6
City Manager Douglas A. Selby**

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday, June 6, 2006
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

ANNOTATED MINUTES

Members Present

Sam C. Dunnam
David Steiman
Ronni Council
Andrea Allred

Members Excused

Jeff Gale

Members Absent

Citizens

David Esajian (Ad Art Sign Company)
Kyle Reath (GNV Group)

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:04 p.m. by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF APRIL 4, 2006 MINUTES BY REFERENCE

Sam Dunnam made a motion to accept the April 4, 2006 minutes; Ronni Council seconded the motion, motion APPROVED.

ITEM 2: ARC-13764 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: MONTICITO MARKETPLACE, LLC - REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED MASTER SIGN PLAN (CHR-0019-05), TO ADD AN ADDITIONAL 24' PYLON SIGN AND AN ARRIVAL STATEMENT WALL SIGN ADJACENT TO THE EAST SIDE OF DURANGO DRIVE, APPROXIMATELY 1200 FEET SOUTH OF ELKHORN ROAD (APN 125-20-510-019), PD (PLANNED DEVELOPMENT) ZONE, WARD 6 (ROSS).

David Steinman opened the item for discussion. Back-up information and staff recommendation was presented to the committee by Yorgo Kagafas. City Staff is recommending DENIAL noting two reasons for such recommendation: **1.** the current request is almost similar to what was originally proposed and addressed by this committee a year ago and **2.** the Town Center Standards would be exceeded by the request. It was also noted that the applicant did not comply with the request of providing a "detailed" Justification Letter.

There was discussion between committee members and applicant's representatives (Mr. Kyle Reath from GNV Group and Mr. David Esajian from Ad Art Sign Company).

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It was specified by Yorgo Kagafas that the committee is here to consider the applicant's request for a 24-foot Pylon sign for the east side of Durango (where Town Center Standards allow one per street frontage) and two additional monument signs, noting that the entry feature is considered a monument sign under the Town Center Standards.

City staff noted that five (5) monument signs have already been approved in the Master Sign Plan and one of those signs was moved to be an entry feature but is still part of the already approved 5 monument signs. The applicant is requesting two additional, one regular/traditional monument sign and one which would be an entry feature, but under the code, considered a monument sign. The 24-foot Pylon sign that's being requested would be replacing an 8-foot monument sign already approved and placed on Durango Drive where there is one, already existing, Pylon Sign.

It was further clarified by David Steinman that the request, as is, would make a total of six (6) 8-foot monument signs and not seven (7) since one would be taken out and replaced by the 24-foot Pylon sign. The committee is considering whether they should allow six (6) monuments and two (2) pylons, noting that both requests are above the allowable.

The applicant justifies the request as a means to provide signage for the rear businesses. City Staff notes that no such justification was provided in the justification letter submitted other than that Phase I was already completed and that they would like to add this to Phase II.

The committee notes that providing signage for the rear businesses had already been discussed in the prior meeting and that it was accorded that there wouldn't be any type of identification for the tenants on the back of the center.

Both applicant's representatives state for the record that neither one of them were present at the prior meeting and were not part or aware of the prior discussion.

Ronni Council makes a motion to approve two (2) 8-foot high Monument Signs, including an Arrival Sign to be located at corner of Dorrell Lane and Durango Drive and an 8-foot Monument Sign to be located approximately 500' north of Dorrell Lane at the main entrance on Durango Drive. Andrea Allred seconded the motion. Motion APPROVED (2:1). This motion is subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation as submitted and date stamped May 23, 2006 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow for six monument signs where five is the maximum permitted per frontage.
4. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

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The committee recommends denial of the second 24' Pylon Sign on Durango. Andrea Allred moves the motion to deny the 24' Pylon Sign. Ronni Council seconds the motion. Motion APPROVED (2:1).

The committee advises the applicant that they have the right to appeal the decision in writing within 10 days with the City Clerk's office.

ITEM 3: REVIEW AND COMMENT ON THE PROPOSED REVISIONS TO THE TOWN CENTER DEVELOPMENT SIGN STANDARDS

David Steinman opens up the item for discussion. Yorgo Kagafas specifies that this item is only for review and comment. No action will take place. A copy of the draft revised Town Center Standards was provided to each committee member to review. The committee is only reviewing the Sign portion of the Town Center Development Standards. Some of the items that are being emphasized in the proposed changes are that "no exposed neon" is permitted and "no reader boards" which is currently not addressed in the Town Center Standards. The committee is advised that if they have any comment in regards to the proposed changes they may contact James Marshall at the Planning & Development Department. It was also noted that the Town Center Standards are not changing they are just being clarified and put in a more reader friendly version. The Planning Commission and City Council will be considering the document and there will be public meetings prior to the official meetings.

ITEM 4: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

Ronni Council moves to adjourn the meeting at 12:50 p.m. seconded by Andrea Allred. David Steinman adjourned the meeting at 12:50 p.m. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for July 2006.

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec 1.3 and 1.5)

State of Nevada)
)
County of Clark)
)
City of Las Vegas)

John Holliday, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 31 day of May, 2006 at the hour of 8:40, there were posted copies of the CHARC AGENDA, for the June 6, 2006 meeting, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. On the Public Bulletin Board in the Development Services Center
731 South Fourth Street
5. City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybirdge
400 Stewart Avenue
6. Bulletin Board, City Hall Plaza (Next door to Metro Records)
400 Stewart Avenue

John Holliday

(Signature)

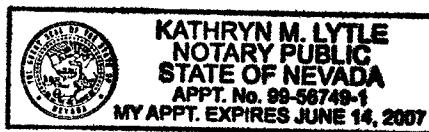
Planning and Development Department

Subscribed and sworn to before me

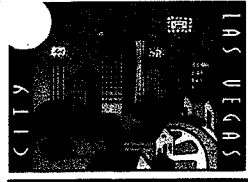
This 31 day of May, 2006

Kathryn M. Lytle

Notary Public in and for said County and State



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

June 6, 2006

Mr. Michael Townsend
Montecito Marketplace, LLC
6600 W. Charleston Boulevard #720
Las Vegas, Nevada 89146

RE: ARC-13764

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for A Major Modification to an approved Master Sign Plan (CHR-0019-05), TO ADD AN ADDITIONAL 24' PYLON SIGN AND AN ARRIVAL STATEMENT WALL SIGN adjacent to the east side of Durango Drive, approximately 1200 feet south of Elkhorn Road (APN 125-20-510-019), PD (Planned Development) Zone, Ward 6 (Ross) on June 6, 2006.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request for a Master Sign Plan for two (2) 8-foot high Monument Signs (including an Arrival Sign to be located at corner of Dorrell Lane and Durango Drive and an 8-foot Monument Sign to be located approximately 500' north of Dorrell Lane at the main entrance on Durango Drive), subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation as submitted and date stamped May 23, 2006 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow for six monument signs where five is the maximum permitted per frontage.
4. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

The Centennial Hills Architectural Review Committee voted to **DENY** your request for a Master Sign Plan for one (1) 24-foot high Pylon Sign.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

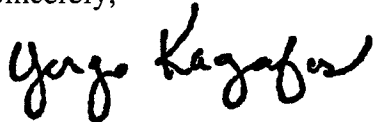
City Manager
Douglas A. Selby



Mr. Michael Townsend
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June 6, 2006

This action by the Centennial Hills Architectural Review Committee on June 6, 2006 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

A handwritten signature in black ink that reads "Yorgo Kagafas". The signature is written in a cursive, flowing style.

Yorgo Kagafas
Urban Design Coordinator
Planning & and Development Department

YK:nl

Meeting Attendance Sheet

Project Name CHARC

Page 1 of 1
Date 06/06/06
Time 12:00am (pm)

Name	Company/Department	Address	Phone	Fax
1. DAVID STEINMAN				
2. Ronni Council				
3. SAM DUKKAM			Phone 7981088	Fax
4. KYLE REATH	GND GROUP	3445 MT. DIABLO BLVD. LAFAYETTE, CA 94549	Phone 925.444.2025	Fax
5. David Esajian	Ad Art Sign Comp.	2670 W. Shaw Lane #102 Fresno, CA 93711	Phone 559-696-5412	Fax
6. Andrew Allred			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
9.			Phone	Fax
10.			Phone	Fax
11.			Phone	Fax
12.			Phone	Fax
13.			Phone	Fax
14.			Phone	Fax
15.			Phone	Fax
16.			Phone	Fax
17.			Phone	Fax

**Centennial Hills Architectural Review Committee (CHARC)
Members Information – ARC-13764 - 06-06-06 MEETING**

NAME	PHONE	ADDRESS	DATE CALLED	ATTENDED	ABSENT	EXCUSED
Sam C. Dunnam, P.E. - Planning Commissioner	Work # 798-1088 Cell # 682-1715 Fax # 367-8145 E-mail: sdunnam@dunnamce.com	3471 W. Oquendo Rd #101 Las Vegas, NV 89118	05/25/06 e-mail 06/06/06 @ 10:00am - voicemail	X		
David Steinman - Planning Commissioner	Cell # 493-9728 >(use this # 1 st) Home # 240-7716 E-mail: dsteinman@cox.net	2616 High Range Drive Las Vegas, NV 89134	05/25/06 e-mail 05/26/06 e-mail -Will attend	X		
Ronni Council - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	05/25/06 @ 8:45am w/ Ronni -Will attend	X		
Jeff Gale - Committee Member	Work # 658-7660 Cell # 808-2405 E-mail: jeff@vegas.com	6722 North Rainbow Blvd Las Vegas, NV 89131	05/25/06 e-mail			X
Andrea Allred - Committee Member	Home # 655-1052 E-mail: Eallred@cox.net	9316 Grassy Butte Court Las Vegas, NV 89149	05/25/06 e-mail 06/05/06 e-mail -Will attend	X		
Yorgo Kagafas – staff member	Work # 229-6196	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Nora Lares - staff member	Work # 229-5264	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Byron Goynes - Alternate Planning Commissioner	Work # 636-0623 x2159 Voice Mail # 593-3903 Cell # 524-4475 Fax # 645-6873 E-mail: yobyron@aol.com	8728 Tala Street Las Vegas, NV 89131				